



49 High Street, Hythe, Kent CT21 5AD



FIG TREE HOUSE, CANNONGATE ROAD, HYTHE

£795,000 Freehold
No Onward Chain

In a coveted location on Hythe's picturesque lower hillside within reasonable walking distance of the High Street, this beautifully presented detached property has been the subject of an extensive programme of refurbishment and extension and now offers versatile four bedroom accommodation with sea views. EPC C

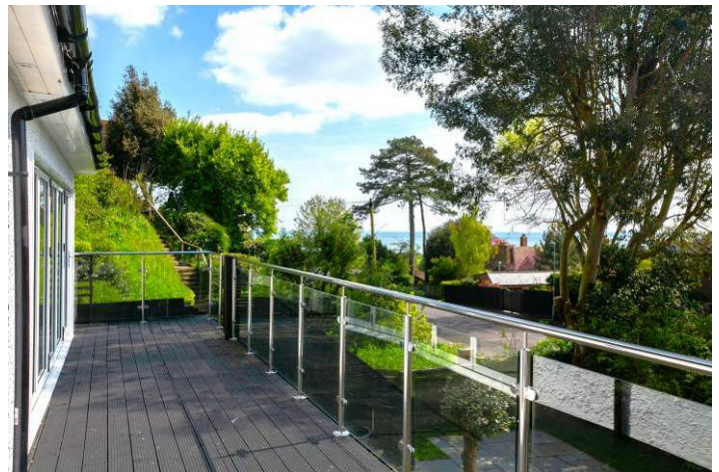


Fig Tree House, Cannongate Road, Hythe CT21 5PT

**Entrance Hall, Two Ground Floor Bedrooms and a Shower Room,
Upper Ground Floor Open Plan Kitchen/Dining/Living Space, Garden Room,
Two Further Bedrooms (Both With En-Suites) and a Cloakroom,
Ample Parking, Gardens to Front, Side and Rear**

DESCRIPTION

This unique property has been the subject of an extensive programme of repair, refurbishment and extension in recent times resulting in an exceptionally smart dwelling with versatile accommodation which totals circa 1848 sq ft arranged predominantly over the upper ground floor with just two guest bedrooms and a shower room on the ground floor (The ground floor has concealed services to allow annexe accommodation if required). The advantage of the accommodation being on the upper level is that it takes full advantage of the lovely views to the sea, particularly from the south west facing terrace accessed from the living spaces.

The accommodation, which has been designed to compliment a modern lifestyle, comprises a welcoming entrance hall leading to two ground floor bedrooms and a smart shower room. On the upper ground floor there is a generous landing leading to two en-suite bedrooms (one with en-suite bathroom, the other a shower room), a cloakroom and a utility room. The star of the show is the stunning open plan kitchen/dining/living space which in turn leads to the garden room where all the glazing floods the space with light and really unites it with the outdoors.

To the front of the house there is ample parking on the driveway and a secluded area of garden. To the rear the tiered garden is a delight providing a lovely area for alfresco entertaining.

SITUATION

Fig Tree House is conveniently situated on Cannongate Road, an exclusive location only a short walk from the town centre with its bustling and vibrant High Street offering a range of independent shops, boutiques, cafes and restaurants, doctors surgeries, dentists etc. There are also four supermarkets (including Waitrose, Sainsburys and Aldi), The Royal Military Canal is close by, with pleasant towpath walks and cycle path and the attractive, unspoilt seafront and long pebbly beach is within reasonable walking distance. There is a wide variety of sporting and leisure facilities in the area, including the Hotel Imperial Leisure Centre, cricket and lawn tennis clubs, 2 golf courses, sailing club, etc. There are many clubs and societies within the town that welcome new members, and a fortnightly farmers market. The town is well served with educational establishments including Hythe Bay C of E Primary School, St Augustines Roman Catholic Primary School and Brockhill Performing Arts College. There are boys and girls Grammar Schools in nearby Folkestone.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.

The accommodation comprises:

ENTRANCE HALL

Staircase to first floor, door giving access to deep storage cupboard housing Ideal gas fired boiler and Ideal pressurised hot water cylinder, vertical contemporary column radiator, recessed lighting, doors to:

BEDROOM

Engineered oak flooring, recessed lighting, double glazed sliding patio doors to front, vertical contemporary column radiator.

BEDROOM

Recessed lighting, double glazed window to side, vertical contemporary column radiator.

SHOWER ROOM

Well fitted with a contemporary suite comprising tiled shower enclosure with monsoon shower and separate handheld attachment, wash basin with mixer tap and vanity drawers below, close coupled W.C., tiled floor, tiled walls, illuminated mirror, recessed lighting. extractor fan, heated ladder rack towel rail.

UPPER GROUND FLOOR LANDING

Engineered oak flooring, access to loft space, recessed lighting, double glazed sliding doors opening to terrace to front from where views of the sea can be enjoyed, recessed lighting., vertical contemporary column radiator, doors to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space with engineered oak flooring throughout, the kitchen area incorporating a comprehensive range of base cupboard and drawer units in a contemporary mat finish and incorporating an integrated dishwasher, quartz worktops undermounted with deep butler style sink with mixer tap and inset with four burner induction hob, quartz upstands, extractor hood above the hob, further bank of units incorporating corner shelved larder cupboard, integrated fridge and freezer, full height shelved cupboard and integrated Neff double oven/grill, coordinating island unit

with deep pan drawers and pull out recycling drawer with quartz worktop, recessed lighting, pair of double glazed windows to rear, double glazed bi-folding doors opening to the garden, double glazed sliding patio doors opening to the terrace to the front from where far reaching views of the sea can be enjoyed, two contemporary vertical column radiators, further bi-folding doors opening to:

GARDEN ROOM

Set beneath three double glazed roof lights, tiled floor, recessed lighting, double glazed sliding patio doors opening to the garden to the rear, double glazed bi-folding doors opening to the terrace to the front from where far-reaching views of the sea can be enjoyed, double glazed window to side, two contemporary vertical column radiators.

BEDROOM

Double glazed sliding patio doors opening to the terrace to the front from where far reaching views of the sea can be enjoyed, two double glazed windows to side, two contemporary vertical column radiators, door to:

EN-SUITE BATHROOM

Well fitted with a contemporary suite comprising freestanding bath with mixer tap and handheld shower, shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, close coupled WC, pair of wash basins with mixer taps and vanity drawers below, illuminated mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, double glazed window to side, heated ladder rack towel rail.

BEDROOM

Recessed lighting, two double glazed windows to rear, overlooking the garden, contemporary vertical column radiator, door to:





EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising shower enclosure with thermostatically controlled monsoon shower with separate handheld attachment, close coupled WC, wash basin with mixer tap, vanity drawers below and illuminated mirror above, tiled floor, tiled walls, recessed lighting, extractor fan, ladder rack towel rail.

UTILITY ROOM

Base cupboard with recesses and provision to either side for washing machine and tumble dryer, square edged woodblock work surfaces, undermounted with stainless steel sink with mixer tap, coordinating wall cupboards, tiled floor, recessed lighting, extractor fan, double glazed casement door to rear, heated ladder rack towel rail.

CLOAKROOM

Well fitted with a contemporary suite comprising low level WC, wash basin with mixer tap and vanity cupboard below, tiled floor, recessed lighting, extractor fan, obscured double glazed window to side, heated ladder rack, towel rail.

OUTSIDE

FRONT GARDEN

The garden at the front of the property is set behind a close boarded timber panelled fence and incorporates a resin bound gravelled driveway, providing off-road parking. From here steps lead up to the garden, which is laid largely to lawn, with a paved terrace and various mature shrubs, including bay, hibiscus, lilac and fuchsia, amongst others. A flight of steps leads up to the terrace spanning the front of the house, which is decked and enclosed by glazed balustrade and provides the perfect environment for alfresco dining and entertaining. To the side of the house a gate gives access to the:

REAR GARDEN

The garden to the rear of the property enjoys a Mediterranean feel and has been tiered over a number of levels with a paved terrace spanning the rear of the property from where steps lead up to an elevated area of lawn and a further decked terrace to the side of the house. The lawn is backed by a ragstone wall from where steps meander through banks of shrubs including an acer, yucca, fig tree and choisya to a further elevated terrace at the top of the garden from where views of the sea can be enjoyed.

EPC Rating Band C.

COUNCIL TAX

Band E approx. £2944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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Cannongate Road, Hythe CT21, UK, , England, CT21

TOTAL APPROX. FLOOR AREA 171 SQ.M - 1,848 SQ.FT

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